



City of
Rockville
Get Into It

**Historic District Commission Staff Report:
Certificate of Approval: HDC2012-00557, 19 Wall Street**

MEETING DATE: 11/17/11

REPORT DATE: 11/10/11

FROM: Robin D. Ziek, Preservation Planner
Planning
240.314.8236
rziek@rockvillemd.gov

APPLICATION DESCRIPTION: Repairs to rear addition require replacement of rear porch railing and steps, and installation of side door step to meet building code

APPLICANT: Emily McGarry
19 Wall Street
Rockville MD 2850

FILING DATE: 11/3/11

RECOMMENDATION: Finding HDC2012-00557, for new porch railings and handrails at the rear two-story porch and back steps, and for a new wood step with brick landing at the side door, in conformance with the Secretary of the Interior's Standards #9 and #10, I move approval of this application.

EXECUTIVE SUMMARY: The existing rear addition was built in 1992. The property currently is undergoing rehabilitation. Interior painting (and lead abatement), repairs to exterior wood elements, and exterior painting are all maintenance items that do not require HDC approval. Several proposed alterations, however, that will bring porch railings and stairs up to code, are proposed and require HDC approval.

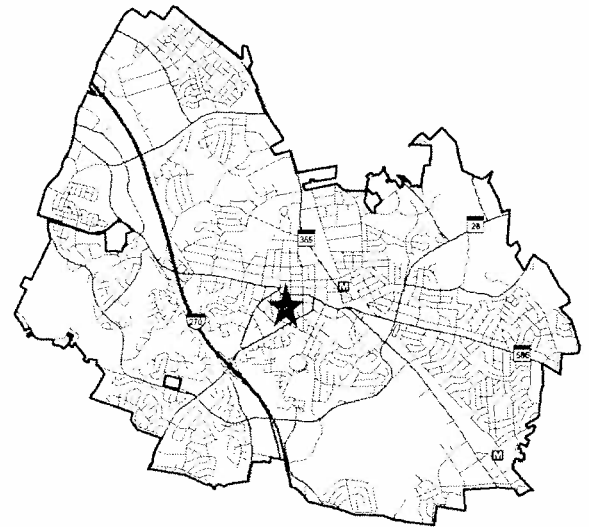


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RECOMMENDATION

Recommend approval of the proposed alterations, finding that they are compatible with the existing structure, and would not damage the integrity of the historic resource.

SITE DESCRIPTION

Location: 19 Wall Street (see Attachment 1)

Applicant: Emily McGarry

Land Use Designation: Detached Residential-Medium Density

Zoning District: R-90 (see Attachment 2)

Existing Use: Residential

Parcel Area: 7,700 sf

Subdivision: R. T. Viers Addition to Rockville

Building Floor Area: 2,672 sf

Dwelling Units: 1

Vicinity

Surrounding Land Use and Zoning			
Location	Zoning	Planned Land Use	Existing Use
North	R-90	Detached Residential (Med.)	Detached Residential
East	R-90	Detached Residential (Med.)	Detached Residential
South	R-90	Detached Residential (Med.)	Detached Residential
West	R-90	Detached Residential (Med.)	Detached Residential

Site Analysis:

The subject property is located on a quiet residential street just south of West Montgomery Avenue. It is included in the West Montgomery Avenue Historic District.

PROJECT DESCRIPTION

Previous Related Actions

- HDC2011-00545 Dead tree removal
- BLD92-00002 Two-story rear addition

Proposal

The rear addition constructed in 1992 is in need of some repairs, and the applicant is working with the City of Rockville to complete the required maintenance work. Besides repair in kind of deteriorated wood at the eaves, three items have been identified that will require modification to meet safety codes. These items are: replacement of the existing loose bricks and installation of a wood step at the side entrance door by the driveway; repair of existing porch steps and 1st and 2nd floor handrails at the rear porch, where the railing height has to be raised from the existing 32" to 36" to meet the building code. All of this work will be completed in wood and painted.

PROJECT ANALYSIS

The proposed work consists of small modifications to the existing rear addition. There are no changes proposed to the original Victorian house. The proposed work is compatible with the existing house, and modest in nature.

FINDINGS

Find that the proposed alterations are modest changes to the rear addition, which will have no effect on the historic significance of the property, and that they meet the Secretary of the Interior's Standards #9, "... that new construction shall not destroy historic materials ...;" and, #10, "... that new construction shall be undertaken in such a manner that if removed in the future, the ... integrity of the historic property ...would be unimpaired."

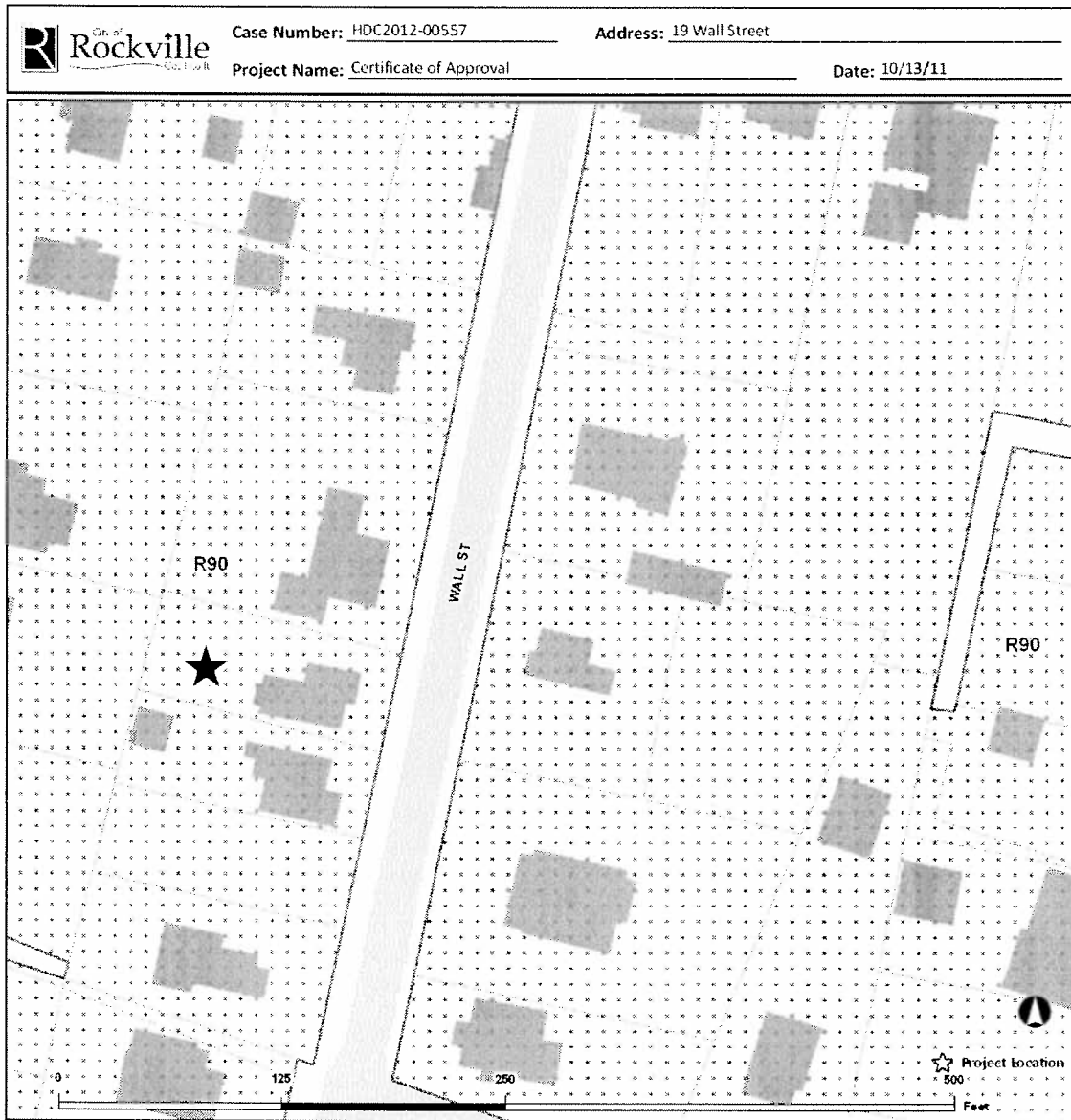
ATTACHMENTS

- A Aerial Map
- B Zoning Map
- C Secretary of the Interior's Standards for Rehabilitation
- D Application submittal

Attachment 1: Aerial



Attachment 2: Zoning



Legend

R-400 - Residential Estate	RMD-10 - Residential Medium Density	MXC - Mixed-Use Commercial
R-200 - Suburban Residential	RMD-15 - Residential Medium Density	MXCD - Mixed-Use Corridor District
R-150 - Low Density Residential	RMD-25 - Residential Medium Density	MXE - Mixed-Use Employment
R-90 - Single Unit Detached Dwelling, Restricted Residential	PD - Planned Development	MXNC - Mixed-Use Neighborhood Commercial
R-75 - Single Unit Detached Dwelling, Residential	IL - Light Industrial	MXT - Mixed-Use Transition
R-60 - Single Unit Detached Dwelling, Residential	PARK - Park Zone	MXTD - Mixed-Use Transit District
R-40 - Single Unit Semi-detached Dwelling, Residential	MXB - Mixed-Use Business	

Attachment 3: Secretary of the Interior's Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



City of Rockville
Department of Community Planning and Development Services
Historic Preservation Office
111 Maryland Ave. • Rockville, MD 20850-2364 • 240-314-8230
www.rockvillemd.gov/historic

HDC

APPLICATION FOR HISTORIC DISTRICT COMMISSION (HDC)

PROJECT IDENTIFICATION: 19 WALL ST

Application is hereby made with the Historic District Commission of Rockville for a Certificate of Approval for the property described below:

PLEASE PRINT CLEARLY OR TYPE	NUMBER, STREET & ZIP <u>19 WALL ST ROCKVILLE MD</u>		
	SUBDIVISION	LOT	BLOCK
	ZONING	TAX ACCOUNT NO.	PROPERTY SIZE (in square feet)
APPLICANT*	FIRST <u>Emily</u>	H <u>301.340-2381</u>	
	LAST <u>McGarry</u>		
PROPERTY OWNER	FIRST <u>Emily</u>	<u>OWNERS AGENT: MARTIN DASLER</u>	<u>MDASLER@ROCKVILLEMD.</u>
	LAST <u>McGarry</u>		<u>240-314-8208</u>
ARCHITECT Registration #	COMPANY		
	LAST	FIRST	

<input type="checkbox"/> FENCE	<input type="checkbox"/> MATURE TREE REMOVAL	<input type="checkbox"/> CHIMNEY
<input type="checkbox"/> SIDING/TRIM	<input type="checkbox"/> WINDOWS/DOORS	<input checked="" type="checkbox"/> MISCELLANEOUS
<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> ADDITION	<input type="checkbox"/> ORDINARY MAINTENANCE
<input type="checkbox"/> PARKING LOT	<input type="checkbox"/> ROOFING	<input type="checkbox"/> NEW CONSTRUCTION
<input type="checkbox"/> LANDSCAPING	<input type="checkbox"/> ACCESSORY BUILDING	<input type="checkbox"/> OTHER

* A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.

Description of the proposed work in brief (attach additional sheets as necessary): REPLACE AND IMPROVE REAR PORCH
GUARDRAILS, INCREASE HEIGHT FROM 30" TO 36", REPAIR AND IMPROVE REAR
PORCH STAIR. IMPROVE KITCHEN EXIT STEP.

I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this permit.

TO BE COMPLETED BY STAFF	
Application #:	<u>HDC 2012-00557</u>
Public Hearing Date	<u>Nov 17, 2011</u>
Decision	<input type="checkbox"/> Approved <input type="checkbox"/> Staff Approval
	<input type="checkbox"/> Denied <input type="checkbox"/> Approved w/conditions
45 Day Review Date:	
Staff reviewer:	<u>RDZ</u>

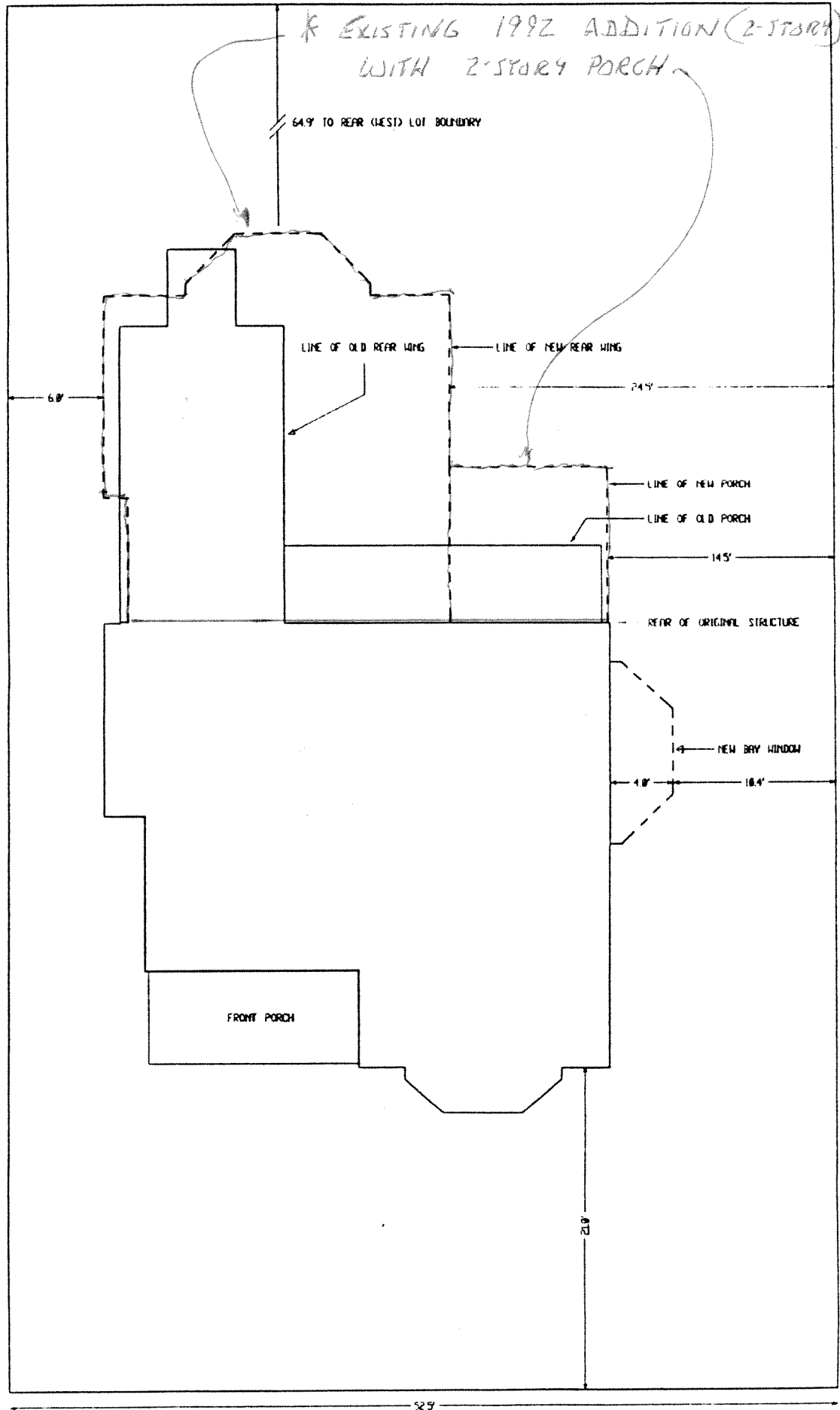
Signature of Applicant

Emily McGarry

Received by:	<u>RDZ</u>
Accepted by:	<u>RDZ</u>
Date:	<u>11-1-11</u>

See reverse side
Revised 3/07

LOCATION OF HOUSE AND ADDITION SHOWING SETBACKS FROM LOT PERIMETER

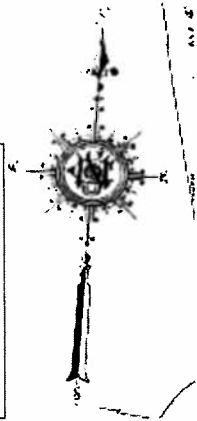
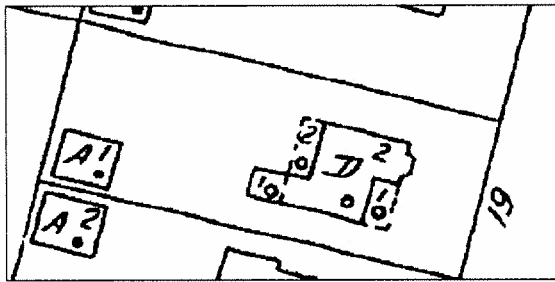




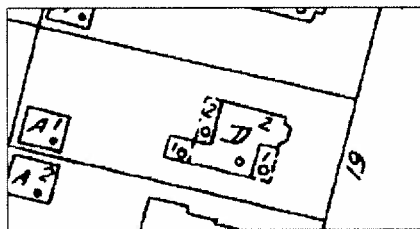
19 Wall Street
East Façade



NE angle



19 Wall Street in 1960 Sanborn Map



19 Wall Street in 1949 Sanborn map

note: not pictured in earlier Sanborn maps

8. Significance

Survey No. 26/10/63

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify) local history

Specific dates 1891 Builder/Architect Edwin West, Builder

check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

Significance

This cottage residence is one of three adjoining houses built by Edwin M. West on the west side of Wall Street in collaboration with his sister Frances Green. The houses are similar in scale and massing, but differ in their decorative elements and surface styles. Built as speculative ventures during the early years of the "building boom" in Rockville, they have endured as solid, comfortable family homes. 19 Wall Street has remained in the Garrett family for 67 years and is little altered.

History and Support

Mr. and Mrs. Aldie Duke Green, along with Mrs. Green's brother, builder/architect Edwin M. West, invested in several lots in "Mrs. R.T. Veirs' Addition to Rockville" from the time it was originally platted in 1887 until 1895. Four lots were purchased by one or another of the family during this period. 1/

By 1889 Mr. West had already completed and sold both #318 West Montgomery and #15 Wall Street. Mrs. Green was forced to sell her residence at #314 West Montgomery following the untimely death of her husband, the Deputy Clerk of the Court; she used the proceeds from that sale to continue her investments in conjunction with her brother. 2/ In January 1891 she purchased Lot #14 in Veirs' Addition for \$300 from realtor Cooke Lockett and divided the lot in half. By September of that year her brother had finished constructing this cottage on the north half of the lot and it was sold for \$2,600. 3/

The plan of this cottage is a mirror image to the house at #15 Wall next door which West had built in 1889; the roof was modified to a jerkin-head design and various decorative detailings were changed, but the two houses were similar. Mr. West previously used this jerkin-head roof and similar plan in another cottage built for Judge Lyddane at #12 South Adams Street.

Continued on attachment 8.1

M: 26/10/63
19 Wall Street
Attachment 8.1

In 1894 Merrill Knight of "Linden Hill" purchased the house. ^{4/} In 1918 it was resold to George Garrett ^{5/} and has remained in the Garrett family through three generations. Lorene Stimek Foster, née Lorene Garrett, is the current owner. ^{6/} It is in near-original condition with the exception of coarse masonry covering applied in 1941.

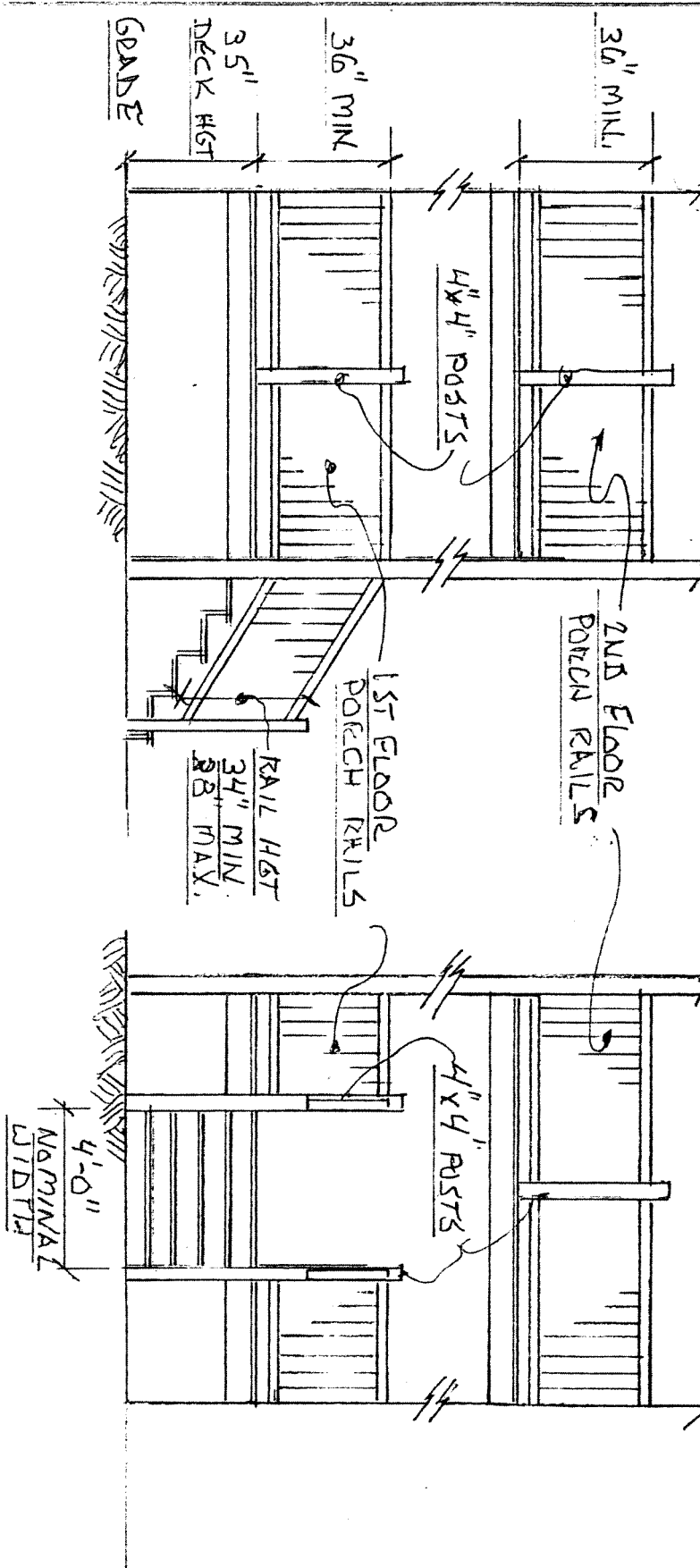
Footnotes:

1. Montgomery County Land Records, newspaper announcements and plat records document the various lot purchases and sales:
 Lot 2 of Veirs' Addition - purchased by Aldie Green, half sold to Edwin West for 318 West Montgomery Avenue. Green house at 314 is presumed to have been built by West.

 Lots 12 & 13 - purchased by Edwin West, site of #15 Wall Street built and sold in 1889.

 Lot 14- purchased by Frances Green who divided it for #19 and #21 Wall Street, both presumed to have been built by West.
2. Sale of the Green House at 314 West Montgomery was forced to settle debts of estate of 30 year old Aldie Green. Judgment Record JA6/397, et. seq..
3. Montgomery County Sentinel, 1891: "Mrs. Frances Green is now erecting a commodious residence in the West End Heights." Tax assessments show an improvement valued at \$1,200 on half the lot, the other half unimproved.
4. Land Records, op. cit., JA46/196 (1894).
5. Ibid, 254/30 (1918).
6. Ibid 2258/458 (1956).

MHT form 26/10/63 Statement of Historical Significance

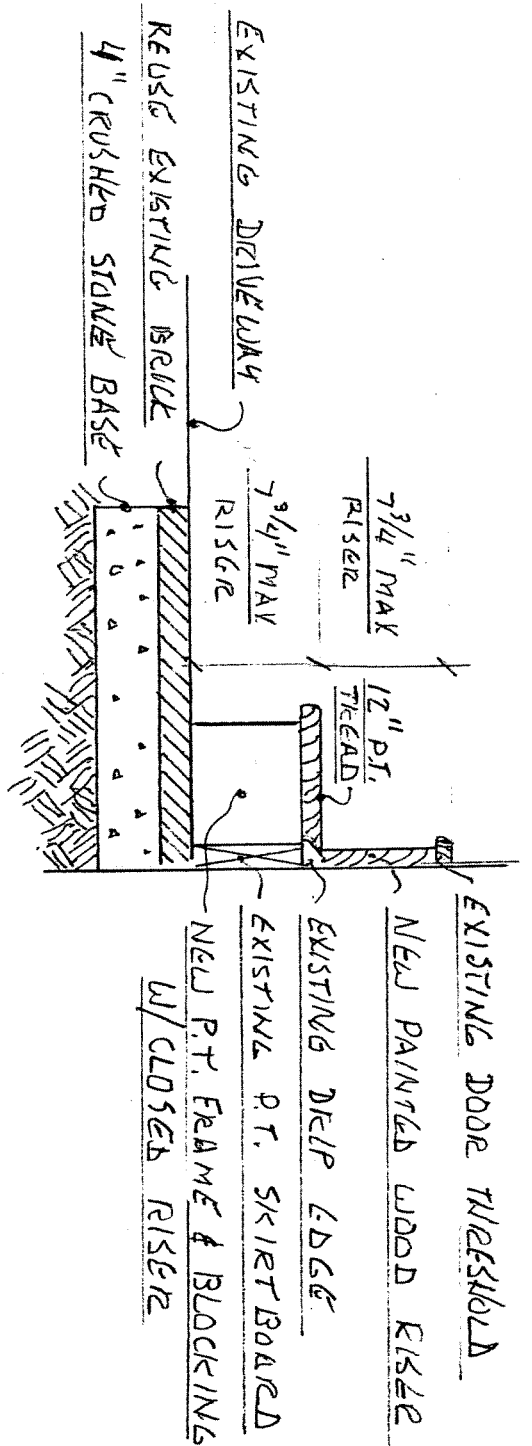


Side and Rear Elevations

Scale: 1/4"=1'-0"

9'x10' rear porch: 1st and 2nd floor guardrail replacement and stair tread/riser replacement w/new guardrail

1. Secure new P.T. 4"x4" posts to framing with 1/2" thru bolts.
2. Guardrail height increased from 30" existing to new 36" minimum.
3. Guardrail open spaces to be less the 4" clear opening.
4. Stair: Maintain max rise of 7.75" and min. tread of 10".
5. Width of stair to be nominal 4'-0" width.
6. P.T. tread and P.T. risers to remain unpainted.



Section: Proposed Kitchen Entrance Step

Scale: 1" = 1'-0"

1. Maintain max rise of 7.75" and min. tread of 10". Taper brick surface to existing driveway as needed.
2. Width of entrance step to be the full width of the exterior cased opening.
3. Reuse existing stacked brick for use as a landing to be flush with existing driveway.
4. Provide painted wood riser/toe kick under existing threshold nosing.
5. Secure tread/step assembly to existing pressure-treated skirt board.
6. Tread and step enclosure to remain unpainted.

*What are yo***Severe Weather 2 x 4 x 8 Treated Handrail**

Item #: 7894 | Model #: HR8ST15N

★ ★ ★ ★ ★

\$7.27**2 x 4 x 8 Treated Handrail**

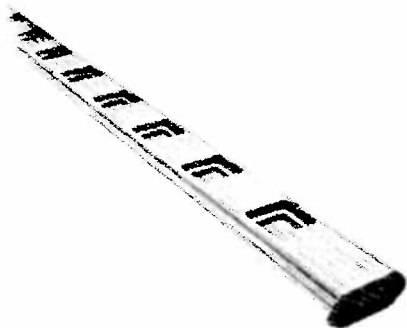
- Severe Weather Products have factory injected water repellent that is equal to 8 times the effectiveness of a surface applied water repellent
- Severe Weather products provide up to 2 years protection before reapplication is necessary
- Handrail is made from selected #1 grade southern yellow pine
- 100% wane free
- Moulded for smooth finish
- Reselected for knot size and placement resulting in clean plow free of obstruction for spindles and balusters
- Easily painted or stained
- High quality oil and latex based paints and stains are recommended
- Hot dipped galvanized or stainless steel fasteners and fittings are acceptable for use with ACQ treated wood

Nominal Thickness (Inches)	2.0	Actual Length (Inches)	96
Nominal Width (Inches)	4.0	Factory-Applied Water Repellent	Yes
Nominal Length (Feet)	8.0		ACQ -
Actual Thickness (Inches)	1.625	Type of Pressure Treatment	Alkaline
Actual Width (Inches)	3.5		Copper
			Quat
		Warranty	Limited lifetime

*What are yo***Severe Weather 2 x 4 x 8 Easy-Fit
Treated Auto-Rail**


Item #: 152654 | Model #: HR248T15N

★★★★ 2 Reviews

\$8.37**2 x 4 x 8 Easy-Fit Treated Auto-Rail**

- Severe Weather Products have factory injected water repellent that is equal to 8 times the effectiveness of a surface applied water repellent
- Severe Weather products provide up to 2 years protection before reapplication is necessary
- Handrail is made from selected #1 grade southern yellow pine
- 100% wane free
- Moulded for smooth finish
- Reselected for knot size and placement resulting in clean plow free of obstruction for spindles and balusters
- Easily painted or stained
- High quality oil and latex based paints and stains are recommended
- Hot dipped galvanized or stainless steel fasteners and fittings are acceptable for use with ACQ treated wood

Nominal Thickness (Inches)	2.0	Actual Length (Inches)	96
Nominal Width (Inches)	4.0	Factory-Applied Water Repellent	Yes
Nominal Length (Feet)	8.0		ACQ -
Actual Thickness (Inches)	1.5	Type of Pressure Treatment	Alkaline
Actual Width (Inches)	3.625		Copper
			Quat
		Warranty	Limited
			lifetime



What are yo

Severe Weather 4 x 4 x 48 Treated Double Groove Deck Post

Item #: 5705 | Model #: DNP4LT15N

★★★★★

\$7.97

4 x 4 x 48 Treated Double Groove Deck Post

- Manufactured from pine 4x4s
- Knots are sound, firmly fixed, and of good appearance
- Posts are wane free and free of heart centers
- Dressed to an eased edge on all corners
- Products is sanded after milling
- Posts are treated for ground contact application
- Severe Weather products have factory injected water repellent that is equal to 8 times the effectiveness of a surface applied water repellent.
- Severe Weather products provide up to 2 years protection before reapplication is necessary

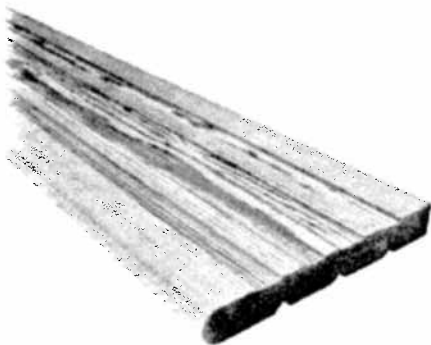
Style	Double groove	Actual Thickness (Inches)	3.25
		Actual Width (Inches)	3.25
	Limited lifetime warranty	Actual Length (Inches)	48
Warranty	against rot and decay	Factory-Applied Water Repellent	Yes
		Type of Pressure Treatment	ACQ - Alkaline Copper Quat
Nominal Thickness (Inches)		4.0	

What are yo

Severe Weather 2" x 12" x 48" Heavy
Duty Treated Deck Step Tread

Item #: 2490 | Model #: 2124BNT15N
Not Yet Rated

\$12.97



2" x 12" x 48" Heavy Duty Treated Deck Step Tread

- Severe Weather Products have factory injected water repellent that is equal to 8 times the effectiveness of a surface applied water repellent
- Severe Weather products provide up to 2 years protection before reapplication is necessary
- Manufactured from 2x12 #1 grade southern yellow pine
- Three grooves are cut into the back side of the tread
- Four n-slip grooves 1" wide applied to face
- Easily painted or stained
- High quality oil and latex based paints and stains are recommended
- Hot dipped galvanized or stainless steel fasteners and fittings are acceptable for use with ACQ treated wood

Nominal Thickness (Inches)	2.0	Actual Width (Inches)	11
Nominal Length (Inches)	48.0	Factory-Applied Water Repellent	Yes
Nominal Width (Inches)	12.0	ACQ -	
Actual Thickness (Inches)	1.25	Type of Pressure Treatment	Alkaline
Actual Length (Inches)	48		Copper
			Quat
		Warranty	Limited
			lifetime
			warranty

